



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Linda Kennedy
Francine Donshick
R. Michael Flick
Daniel Lazzareschi, Vice-Chair
Kate S. Nelson
Rob Pierce, Chair
Patricia Phillips
Secretary
Trevor Lloyd

Monday, October 16, 2023
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://washoecounty.gov.zoom.us/j/97368087503>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 973 6808 7503**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-444-9171, entering the **Meeting ID: 973 6808 7503** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Master Plan Amendment Case Number WMPA23-0007 (Envision Washoe 2040)**
- **Development Code Amendment Case Number WDCA23-0002 (Envision Washoe 2040)**
- **Abandonment Case Number WAB23-0005 and Abandonment Case Number WAB23-0006 (Sierra Vista Roadway and Slope & Drainage Abandonment)**
- **Amendment of Conditions Case Number WAC23-0012 (Apple) for WSUP18-0010**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Staff cannot accept thumb drives.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on October 13, 2023, to the Committee members prior to the meeting.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

Forum Restrictions and Orderly Conduct of Business. The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

Posting of Agenda. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A);

and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Supporting materials are available to the public at the same time as they are available to Planning Commissioners. If materials are distributed at a meeting, they are available within one business day after the meeting.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g., sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division at (775) 328-6100 at least two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

6:00 p.m.

1. **Call to Order and Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

6. **Approval of the October 16, 2023, Agenda** [For possible action]
7. **Approval of the [September 5, 2023, draft minutes](#)** [For possible action]
Commission members may identify any additions or corrections to the draft minutes as transcribed.
8. **Public Hearings** [For possible action]
 - A. **[Master Plan Amendment Case Number WMPA23-0007 \(Envision Washoe 2040\)](#)** [For possible action] – For hearing, discussion, and possible action to adopt Envision Washoe 2040,

a comprehensive update to the Washoe County Master Plan. If adopted, this plan would replace the existing Washoe County Master Plan—excluding the Tahoe Area Plan—and provide a contemporary vision for growth and development in Washoe County for the next 10-20 years. And, if approved, authorize the chair to sign a resolution to this effect. Any approval by the Planning Commission is subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: All Districts
- Staff: Eric Young, Senior Planner; Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: Eric: 775.328.3613; Kat: 775.328.3628
- E-mail: eyoung@washoecounty.gov; koakley@washoecounty.gov

B. [Development Code Amendment Case Number WDCA23-0002 \(Envision Washoe 2040\)](#) [For possible action] – For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend: Washoe County Code Chapter 110 (Development Code) by adding various sections and maps to multiple articles within Divisions two, three, four and eight, in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the development code as part of a comprehensive update to the master plan (Envision Washoe 2040). The following articles have been amended by adding new sections thereto: Article 204 Forest Area to add sections related to Matera Ridge Community Modifiers, Mt. Rose Scenic Highway Commercial Modifiers, Mt. Rose Resort Services Area, and Specific Plans; article 206 High Desert area to add sections related to temporary residential development, Squaw Valley Reservoir Community Modifiers, Downtown Gerlach Community Modifiers, and Specific Plans; Article 208 North Valleys area to add sections related to Avigation Easements, Golden Valley Community Modifiers, Lemmon Valley Community Modifiers, and Specific Plans; Article 210 South Valleys area to add sections related to Old Washoe City Community Modifiers, development standards and allowed uses, and Steamboat Valley Community Modifiers, development standards and allowed uses; Article 212 Southeast Truckee Meadows area to add a section related to public access easements in the Virginia range; Article 216 Spanish Springs area to add sections related to western theme design standards, business park design standards, Specific Plans, the Spanish Springs Airport, and allowable uses in the Spanish Springs planning area; Article 218 Sun Valley area to add sections related to Downtown Sun Valley Design and Development Standards, and specific plans; Article 226 Warm Springs area to add sections related to export of native water resources and Palomino Valley Community Modifiers; Article 302 allowed uses to add a section related to diesel power generation; Article 340 Industrial Performance Standards to add sections related to building design and air quality; Article 406 Building Placement Standards to add a section related to common open space fences; Article 820 Amendment of Master Plan to add a section related to administrative amendments; and Articles 204, 206, 208, 210, 216, 218 and 226 for the addition of planning area community maps; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: All Districts
- Staff: Eric Young, Senior Planner; Kat Oakley, Planner

Washoe County Community Services Department
Planning and Building

- Phone: Eric: 775.328.3613; Kat: 775.328.3628
- E-mail: eyoung@washoecounty.gov; koakley@washoecounty.gov

C. [Abandonment Case Number WAB23-0005 and Abandonment Case Number WAB23-0006 \(Sierra Vista Roadway and Slope & Drainage Abandonment\)](#) ([For possible action] – For hearing, discussion, and possible action to approve: (1) an abandonment of Washoe County’s interest in a 60 ft. roadway, public utility and cable television easement through APN 080-635-01 and a 30 foot wide portion of a roadway, public utility and cable television easement through APN 552-210-07; and (2) an abandonment of Washoe County’s interest in a ±4.37 acre drainage and slope easement located within portions of APN 080-635-01, 552-210-07 and 080-730-21 recorded July 10, 1980. Both abandonment requests are located within the boundaries of the Sierra Vista Tentative Subdivision Map (WTM18-001).

- Applicant: KDH Builders
- Property Owner: JC Sierra Vista LLC
- Location: Southern terminus of E. Patrician Drive, ± 60 ft. south of Nicia Street
- APN: 080-635-01, 552-210-07 & 080-730-21
- Parcel Size: 13.59 & 43.01
- Master Plan: Suburban Residential/Rural
- Regulatory Zone: Medium Density Suburban/General Rural
- Area Plan: North Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 5 – Commissioner Herman
- Staff: Trevor Lloyd, Planning Manager
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Planning and Building
- Phone: 775.328.3617
- E-mail: tlloyd@washoecounty.gov

D. [Amendment of Conditions WAC23-0012 \(Apple\) for WSUP18-0010](#) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP18-0010 to remove the 3-year time limit for the issuance of building permits for the first phase of construction of the Sunol Substation and instead provide a 10-year time limit for the issuance of building permits for all phases of construction. The approved project consists of a 300 MW substation, switching station, transmission lines, and associated equipment.

- Applicant/Property Owner: Apple, Inc.
- Location: 21505 Reno Technology Park West, Reno, NV 89434
- APN: 084-110-20; 084-110-29; and 084-191-07
- Parcel Size: 120 acres, 345.23 acres, and 147.28 acres
- Master Plan: Rural, Industrial, Commercial
- Regulatory Zone: Industrial (I), General Rural (GR), and General Commercial (GC)
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 4 – Commissioner Andriola

- Staff: Tim Evans, Planner
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Planning and Building
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- E-mail: tevans@washoecounty.gov

9. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

10. Director's and Legal Counsel's Items [Non-action item]

- A. Report on previous Planning Commission items
- B. Legal information and updates

11. Public Comment [Non-action item]

Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

12. Adjournment [Non-action item]